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High Peak Borough Council

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TOWN AND COUNTRY PLANNING ACT 1990
PLANNING AND COMPENSATION ACT 1991
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2010

OUTLINE PLANNING APPLICATION

REFUSAL

Applicant Mr M & Mrs T Bromley
127 Ware Road
Hertford
SG13 7EE

Agent John F Lomas M.R.I.C.S M.B.Eng
Rothbury Chapel Road
Hayfield
SK22 2JF

Application no. HPK/2012/0046

Registered on 30/01/2012

Determined on 14/03/2012

High Peak Borough Council hereby **REFUSE** this application for **OUTLINE PLANNING PERMISSION** for

Proposed Residential Development - 2no. Detached 4 Bedroom Houses at Land Adjoining 87 Chapel Road Whaley Bridge

in accordance with the submitted application, details and accompanying plans listed below for the following reasons:-

Reasons

1. The proposed development, due to the nature of the site on elevated land would be likely to have an overbearing effect on adjacent properties and would lead to a loss of amenity by way of loss of privacy and overlooking, contrary to Policy GD5 of the Adopted High Peak Local Plan Saved Policies.
2. The proposed development by reason of the necessary works to facilitate development and scale of works to facilitate access would have an adverse impact on local streetscene, contrary to policy GD4 of the Adopted High Peak Local Plan Saved Policies.

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Michael Green
Planning Applications Manager

High Peak Borough Council, Development Services, Municipal Buildings, Glossop, Derbyshire SK13 8AF
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3. The proposed development would be likely to have a long term adverse impact on protected trees and would lead to future pressure for removal of trees on site, to the detriment of the character of the area and contrary to policy OC10 of the Adopted High Peak Local Plan Saved Policies.

4. The proposed development due to the topography of the site is likely to be deficient in usable amenity space for family dwellings, contrary to policy GD5 of the Adopted High Peak Local Plan Saved Policies and guidance contained within PPS3 - Housing.

5. The submitted application fails to provide sufficient information on measures to adequately achieve slope stability, with a potential detrimental impact on the adjoining canal feeder, contrary to policy GD12 of the Adopted High Peak Local Plan Saved Policies

6. The proposed development would provide inadequate vehicular and pedestrian access to the adjoining Number 87 Chapel Road, to the detriment of highway safety, contrary to policy TR5 of the Adopted High Peak Local Plan Saved Policies.

7. The ecological statement submitted contains insufficient information to demonstrate that the works will not have a detrimental impact on local wildlife, contrary to Policy OC8 of the Adopted High Peak Local Plan, and guidance contained in PPS9 - Biodiversity and Ecological Conservation.

8.

Policies relevant to this decision

EMP 6 - Industry and business within the built-up area boundaries and homeworking
GD2 - Built up area boundaries
H5 - Housing within the Built up Area Boundaries

Plans

The plans to which this permission refers are listed below:

Location Plan
12/2.1
12/2.2
12/2.3
SSL:13759:200:1:1

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Michael Green
Planning Applications Manager